

**Mashpee Planning Board
Minutes of Meeting
May 18, 2016 at 7:00 p.m.
Waquoit Meeting Room, Mashpee Town Hall
Approved 6/1/16**

Planning Board Members Present: Chairman Mary Waygan, Dennis Balzarini, Joe Cummings, David Kooharian, David Weeden, Robert (Rob) Hansen
Also: Tom Fudala-Town Planner, Charles Rowley-Consultant Engineer

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan, at 7:03 p.m. on Wednesday, May 18, 2016. The Pledge of Allegiance was recited. Newly elected member, David Weeden, was welcomed to the Board

APPROVAL OF MINUTES—May 4, 2016

MOTION: Mr. Balzarini made a motion to accept the minutes as presented for May 4th.
Mr. Cummings seconded the motion. 5 yes, 1 abstained

PERFORMANCE GUARANTEE

Applicant: Robert Bevilacqua

Location: 35 Fox Hill Road, Conaumet Highlands subdivision Lot 35

Request: Confirmation of road work required to secure Release of Covenant for Lot 35

Mr. Bevilacqua was present to address the Board and wanted to confirm that paperwork received from the realtor was correct. Mr. Fudala reported that he had not been in receipt of the paperwork but there had been discussion with Mr. Rowley and the previous potential buyer. Mr. Rowley described the conditions at Fox Hill and Silverleaf and work needed. Asked by Mr. Bevilacqua whether he could complete the work while acquiring the building permit, Mr. Rowley responded that he would need to complete the work or post a security before the Board could release the lot.

ANR PLAN

Applicant: Fred Blythe and Margo & Ed Siegfried

Location: 35220 and 228 Wading Place Road

Request: Signature of ANR plan merging 4 lots into 2

The Chair read for the record the request. Mr. Blythe was present to request that two lots be combined into two parcels. Mr. Blythe noted that existing houses were located on two lots. Mr. Fudala stated that the lots were grandfathered and no frontage was being added. The lots were owned by current landowners and their use would remain the same. There were no additional comments.

MOTION: Mr. Balzarini made a motion to accept the ANR Plan as presented. Mr. Cummings seconded the motion. All voted unanimously.

Chairman Waygan signed the plans.

PUBLIC HEARING

7:10 Applicant: The Northbridge Companies / GNRS-MA LLC

Location: Great Neck Road South, Assessors' Map 74, Blocks 17 and 27 & Map 75, Block 10

Request: Special Permit approval for 70 unit Assisted Living Facility

The Chair read for the record the public hearing notice. Alec Grappo with EGA Architects was available to present the 70 unit Northbridge Assisted Living Facility, situated on 3.64 acres. The project will be a wood two story building with 70 apartments and 82 beds. The facility will feature 52 assisted living and 18 memory support units. Common areas will include a library, living room, dining room and theater as well as external space such as courtyards. Various styles will be used on the exterior to break up the massing of the building, such as use of a shingle and saltbox style building. The building will consist of 65,500 square feet. Across from Windchime the style will also be broken up to create a more residential look. There will also be a landscape buffer with Windchime.

Mr. Grappo outlined the parking spaces and main entrance. Service will be located in the back near the roadway for wastewater access. Mr. Grappo also described the location of the interior rooms, including administrative offices and assisted living apartments and courtyards. There will also be an internal memory support courtyard available to residents. Assisted living apartments consist of studios, 1 bedroom and 2 bedroom apartments.

The materials to be used include wood shingles and poly ash painted trim boards. Windows will be residential and the roofing will be residential grade. Stone veneer will be used at the main entrance. Lighting meets full dark sky initiative. Light fixtures will be a smaller size and close to the ground.

Mr. Balzarini inquired about fire truck accessibility to the center of the building, and accessibility for ambulances. Mr. Grappo confirmed that ambulances would enter the front entrance and noted that firetrucks would have access to three sides of the building. Russ Burke of BSC stated that the plan had been considered by the Plan and Design Review Committee, including review by the Fire Department. Mr. Fudala noted that fire trucks would set up on either side of the building and use the tower truck. Mr. Cummings indicated that it was approved at the meeting. The Chair requested the minutes from the meeting and suggested that the plan be forwarded to the Fire Chief for specific feedback.

Chairman Waygan stated that five regular members of the Planning Board, to include Chairman Waygan, David Kooharian, Dennis Balzarini and Joe Cummings, would be voting on this public hearing. Rob Hansen, as Associate Member, will not vote on the Special Permit, but does participate in discussion.

Mr. Hansen pointed out a typo regarding the 3.64 acreage where it is referenced as 5 on paperwork.

Russ Burke of BSC Group shared the existing conditions of the property and noted the ANR to adjust the property in order to resolve setback issues. Mr. Burke also discussed the permitting history. It was noted that the project was approved by the Cape Cod Commission March 31, 2016. The Chair indicated that the Cape Cod Commission decision will be posted to their website.

Mr. Balzarini inquired about access in and out of the property and Mr. Burke responded that the same roadway would be utilized. Regarding open space mitigation, a parcel further down Great Neck Road South had been identified for Open Space and the conservation restriction for the parcel was in process. Mr. Fudala indicated that the parcel was adjacent to Tribal Council lands.

Mr. Burke also reported that a traffic study had been completed. Measures that will be incorporated include pedestrian accessibility to the site with a sidewalk along Great Neck Road South, extended to Donna's Lane at the crosswalk. Due to pedestrian challenges to cross Great Neck Road South, solar powered RRFBs will be installed to slow the traffic. Additionally, signage will be added to inform drivers that there was a crosswalk ahead. Ellen Leteran of Windchime requested clarification regarding the location of the sidewalk. Ms. Leteran expressed concern that the additional generated traffic in front of Windchime would make exiting Windchime by car even more challenging. Mr. Burke suggested that stopped traffic would likely force the traffic to slow so that cars could exit. Ms. Leteran expressed concern about the increased challenges for Windchime residents. Mr. Kooharian pointed out that a car allowing the pedestrian to cross would likely allow a car to exit Windchime. Mr. Fudala pointed out that long term, Mashpee Commons would have future plans for the roadway. He believed that there would be little pedestrian traffic generated with the facility and that the sidewalk and mitigation would likely benefit Windchime residents.

Mr. Burke reported that the site was identified as needing an archeological study, and was categorized as moderate sensitivity. A report has been submitted to Mass Historic and a copy will be sent to the Tribe.

Mr. Fudala noted that Mr. Rowley had been authorized by the Planning Board to begin review of Northbridge's plans while being considered by the Cape Cod Commission and prior to review by the Planning Board. Brian Yergation of BSC Group provided a letter responding to Mr. Rowley's comments on the plan. Mr. Yergation described the civil engineering and landscape plans. Mr. Yergation indicated that a main drive would circumnavigate three sides of the building and that 64 parking spaces would be available. The main entrance will feature three patient temporary parking spaces that are ADA compliant. Regarding the gravel treatment center access road, it will be relocated and realigned. The access road will be gated but emergency responders will have access. It was further clarified that the property of the access road belonged to the wastewater treatment facility and it would not be used as a main access. There was further discussion regarding the access road and visibility.

Regarding grading and drainage, Mr. Yergation indicated that the site was designed to be compliant with Mashpee standards and Mass Dept of Environmental Protection Stormwater Management Standards. Additionally, Low Impact Development procedures were also utilized, such as bioretention areas and rain gardens with the use of native plant materials. Mr. Yergation

also explained the collection of roofwater and pavement runoff and the use of little systems as opposed to a larger system. Sewer will be conveyed to the adjacent wastewater treatment facility, the design of which is being addressed with Mashpee Commons. Water will circumnavigate the building. Two fire hydrants have been proposed. Gas is being addressed. A robust landscape plan has been developed and Mr. Cummings noted that the treeline facing Windchime would consist of evergreens. Mr. Burke added that the project would be LEED certifiable.

Mr. Balzarini expressed concern regarding the width and access for fire trucks and vehicles. Mr. Yergation confirmed that the travel aisles were designed in compliance with the Zoning Bylaws and Mr. Fudala confirmed that they were 24 feet. Additionally, Autoturn is used during the design process to confirm that all vehicles would fit, including emergency vehicles and trash trucks. It was also confirmed that the gravel of the access road was hard like pavement so a fire truck should have no difficulty. Mr. Fudala recommended further discussion with the Fire Department, particularly as it related to the south side of the building, because 22 feet was needed to set up the tow truck and only 18 feet was available. The Chair would like it in writing that the Fire Department supports the plan.

Anna Gordon of EGA Architects echoed the LEED certifiability status of the building. Ms. Gordon indicated that the project had committed to 48 points with 9 additional possible points. Ms. Gordon cited such examples as water efficiencies, pedestrian access, stormwater pretreatment, site lighting, recycling of construction debris and low VOC. The building will also meet energy star requirements.

The Chair opened the meeting to public comments. Gerry Hayes of Windchime raised his own concerns regarding the project. Mr. Hayes indicated that he did not oppose the project and felt that it was good for Mashpee. Mr. Hayes inquired about access to the site for deliveries and trash removal and Mr. Yergation responded that deliveries and trash removal would occur through the main roadway to the back of the building. Mr. Hayes indicated that the dumpster was located close to Windchime surrounded by white pines but Mr. Hayes inquired more specifically about the screen. Mr. Grappo responded that the dumpster would be within a full fence enclosure with evergreens buffering the project. Mr. Burke added that revisions have been made to the landscape plan which will be provided to the Planning Board. The Chair asked that their landscape architect beef up the area. Mr. Fudala responded that both he and Mr. Rowley felt that white pine was not the appropriate buffer for that area. It was believed that the new plan did not include white pine. Mr. Rowley noted that the building would sit below grade, requiring retaining walls, and the building would be depressed from the line of sight of Windchime. Mr. Rowley opposed white pines due to safety issues where a strong wind could easily knock over the trees, and recommended spruce or juniper for a dense screen. Mr. Hayes also referenced the mature vegetation along Great Neck Road and expressed concern about clear cutting to the property line. Mr. Fudala responded that a 50 foot buffer was required so the existing trees will remain along the road. Mr. Yergation stated that the limit of disturbance will be staked. Mr. Fudala added that the conditions would likely also require a snow fence. Regarding traffic, Mr. Hayes indicated that he had witnessed 3 accidents in the last year at the intersection in question, as opposed to the study highlighting the years 2010-2012. Mr. Hayes felt the beacon would be helpful but noted that the crosswalk painting had faded. Mr. Fudala suggested that the applicant

could pay the DPW to repaint the crosswalk. Mr. Rowley expressed concern about the crosswalk if there was no night time lighting, but Mr. Fudala indicated that was the responsibility of the Street Light Committee.

Mr. Fudala read into the public record a letter from Joseph Feeks, resident of Windchime, regarding his concern about the facility's impact on traffic, particularly during the summer. Mr. Feeks recommended a traffic light as a condition to the project but the Chair responded that a traffic light was an unlikely solution to the traffic problem in that area. Mr. Balzarini recommended first seeing Mashpee Commons' plans for the area. The Chair added that the facility was unlikely to add much additional traffic other than from workers during shift changes. Mr. Hayes also suggested speed limits reduced to 35 or 30 in the area. Mr. Fudala responded that the Planning Board could not address the speed limit but that it would need to go to the Board of Selectmen and DPW. The Chair stated that a well-advertised cross walk and beacon will slow vehicles down.

Mr. Fudala gave his report referencing the Board of Selectmen vote and the archeological study and the State Division of Wildlife and Fisheries determination that the project was not prohibitive and the site could be developed because it was in a mapped area. Additionally, Mr. Fudala noted that a previous developer proposed a less attractive building for the site one year ago. Mr. Fudala pointed out that the applicant requested three waivers in an April 6 letter and read the letter into public record. Mr. Fudala recommended a vote on the waivers so that the applicant had guidance from the Planning Board. The Chair wanted to hold on a vote until reviewing the landscape plan and the Chair requested a visual/street level landscape plan. Mr. Rowley noted that some of the landscaping would be on the slope down toward the building. Referencing the rear 10 foot buffer, Mr. Rowley indicated that the plan shows a 10 foot buffer and any changes would need to be referenced on the plan. Mr. Fudala stated that he would like written reassurance from the Fire Department that they will be able to set up on the south side of the building on the gravel road. The Chair summarized the requested information from the Fire Department to include: that on the side facing Great Neck Road, that there was no road; that the Fire Department could use the gravel road; and that 22 feet was adequate to set up on the south side of the building.

Mr. Rowley referenced the access road and inquired further about the location of the gate. If the gate was relocated it could keep the site free and open to circulation. The location of the dumpster will require that the truck back up. Mr. Rowley has recommended that the length of the access be paved to Great Neck Road, with signage that the road was for service and emergency vehicles only, providing a better emergency access and would then not require the trash truck to turn around. Mr. Rowley recommended that further discussion occur with Mashpee Commons. Also, a good surface would be needed for plowing. Mr. Rowley also noted that plans needed to be submitted regarding the lift station to the wastewater treatment facility. Mr. Rowley inquired about the sidewalk plans and inspections and whether the Planning Board would make it a condition since nothing had been submitted. Mr. Rowley inquired about water flow due to fire sprinklers that would be installed, so more information was needed regarding the water main. Mr. Burke indicated that he had spoken with the Water Department and the water main ends in front of Windchime, approximately 15 inches. Currently a 2 inch pipe travels in front of the property. Referencing the retention area in the back, Mr. Rowley noted the 100 year

storm at the top of it and suggested that a supplementary infiltration be added to the bottom. There was further conversation about stormwater removal.

Mr. Weeden inquired about the Division of Fisheries & Wildlife and whether they reviewed the current plans. Mr. Fudala recommended that the applicant double check since additions were made to the 2013 plans. Mr. Burke indicated that they would double check.

Chairman Waygan complimented the applicant's use of varying architectural styles effectively to break up the massing of the building. The Chair was also pleased with the 10% affordable housing commitment. Mr. Fudala noted that the Town Manager had expressed concern that the units would not be counted toward Mashpee's affordable housing inventory but the Chair indicated that a joint application between the applicant and the Town must be submitted to create local action units, which would then be counted toward the inventory. The Chair volunteered to assist. An outside agency was needed to run the affordable unit lottery.

Mr. Weeden inquired about the holder of the mitigated conservation area and Mr. Burke responded that it would be awarded by Mashpee Commons. Mr. Weeden recommended looking into the Native American Land Conservancy. Mr. Fudala added that the Conservation Commission would be another option.

MOTION: Mr. Balzarini made a motion continue the public hearing to June 1 at 7:30p.m. Mr. Kooharian seconded the motion. All voted unanimously.

SPECIAL PERMIT

Review of proposed tree removals at Southport Phase III Section 5

Mr. Rowley inspected each tree, along with Southport's team, on April 28. Mr. Rowley indicated that many trees were dead or located too close to the buildings. On Greyhawk, some trees had been cut that were not supposed to be cut so Mr. Rowley has requested that they re-plant. The new Landscape Committee was unclear about the buffer so Mr. Rowley has informed them. Mr. Hansen noted that residents wanted dead trees removed due to the possibility of them being a hazard. Mr. Rowley indicated that some of the trees were located in a well wooded area, and Mr. Rowley suggested that if it were not a safety issue the tree should remain. Mr. Weeden inquired about the reasons for so many trees dying and Mr. Rowley responded that they were often too close to structures so the root system becomes damaged or they are damaged by being hit by a machine, or the tree just dying on their own. Mr. Fudala pointed out that a snow fence was supposed to be located along the drip line of the trees to protect them. Mr. Rowley stated that the hemlocks located at the entrance were beginning to die out but he requested that Southport return with a new landscape plan for the Planning Board before removing. Mr. Hansen noted that the grasses located on the corners of the exit create a site line issue. Mr. Rowley stated that if the Board authorized him, he would send an email to Ron Bonvic about approval of the tree plan, development of the entrance landscaping plan and visibility issues with the grasses.

MOTION: Mr. Kooharian made a motion to accept Charles Rowley's report on the trees at Southport and to authorize Mr. Rowley to speak with Mr. Bonvic regarding the new landscaping at the entrance with special attention made to visibility issues due to

landscaping that is overgrown. Mr. Balzarini seconded the motion. All voted unanimously.

BOARD ITEMS

Old Business

Community Preservation Committee-No update

Report on Status of Greenway Project-No update

Design Review Committee-Mr. Cummings reported that Naukabout Beer has issues regarding parking and the company hoped to license parking spaces at the beach. Lighting was also an issue. An opinion was needed from Town Counsel.

Historic District Commission-No update

Environmental Oversight Committee-Mr. Cummings reported that work was moving forward on the single use plastic bag ban and once completed, will be forwarded to Town Manager. It was also reported that the Mashpee River herring run has been low and the Santuit fish ladder was poorly designed. Work was also being completed on the interactive trail map.

MMR Military Civilian Community Council-Update of MMR Joint Land Use

Study-No update

Status of parking facilities at 168 Industrial Drive-No update

New Business

Signature of receipts for Discriminatory Harassment Policy-Board members signed the receipts

New Seabury Plan for Phase III

MOTION: Mr. Balzarini made a motion to schedule a public hearing for June 15 at 7:10 p.m. For the Cottages at New Seabury. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Kooharian made a motion to cancel the first meeting in July. Mr. Balzarini seconded the motion. All voted unanimously.

Reorganization

MOTION: Mr. Balzarini made a motion to nominate Mary Waygan as Chairman. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to nominate David Kooharian as Vice Chairman. Ms. Waygan seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to nominate Joe Cummings as Clerk. Mr. Kooharian seconded the motion. All voted unanimously.

CORRESPONDENCE

-January 2016 Discharge Monitoring Report for South Cape Market Place N=4.8

-February 2016 Discharge Monitoring Report for South Cape Market Place N=6.1

-March 2016 Discharge Monitoring Report for South Cape Market Place N=3.3

WATERWAYS

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Kooharian seconded the motion. All voted unanimously. The meeting adjourned at 9:55 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

- Charles Rowley 5/13/16 Letter Re: Site Plan Review of Northbridge Project
- Brian Yergation, BSC Group, 4/14/16 Response Letter to Charles Rowley 9/22/15 Letter
- 3/31/16 Cape Cod Commission Decision for Northbridge Mashpee Assisted Living Facility
- EGA Architects Building Design Summary
- BSC Group Project Plans for Northbridge
- BSC Group Stormwater Plans
- Northbridge Requested Waivers
- Joseph Feeks 5/16/16 Letter Regarding Northbridge
- Southport Tree Removal Report